



Carson City, NV

# 2530 Empire Ranch Road For Sale

**For more information, contact:**

Steve Kucera, SIOR, CCIM  
Vice Chair  
+1 775 823 4665  
Steve.Kucera@colliers.com  
NV Lic. S.0172550

Makenna Backstrom  
Senior Associate  
+1 775 823 6622  
Makenna.Backstrom@colliers.com  
NV Lic S.0194236

\$749,000

Sale Price

±1,710

SF Office

30

Self Storage Units

008-292-19

APN

GC

Zoning



## Investment Summary

This self-storage investment opportunity is in Northern NV between the greater Carson City and Reno metro area. Empire Ranch Storage enjoys a prime location directly off Highway 50 and 580 in central Carson City, NV. Empire Ranch offers exclusive drive-up units, and office space for rent. Empire Ranch has major upside in income, with large upside in value for an investor or owner. This will be a great passive income property for multiple types of investors and stabilizing into a mature self-storage investment. With a total of 30 self-storage units, and 4 private office units this property makes a great income producing asset.



## Investment Highlights

- Owner managed facility with upside in Carson City
- Total 4 office suites – 1,710 SF
- Total 30 storage units – with attractive size ranges offering a great mix of storage options.
- Potential to add fenced yard space
- Prime location in Carson City, with corner lot visibility
- 0.34 Acres total

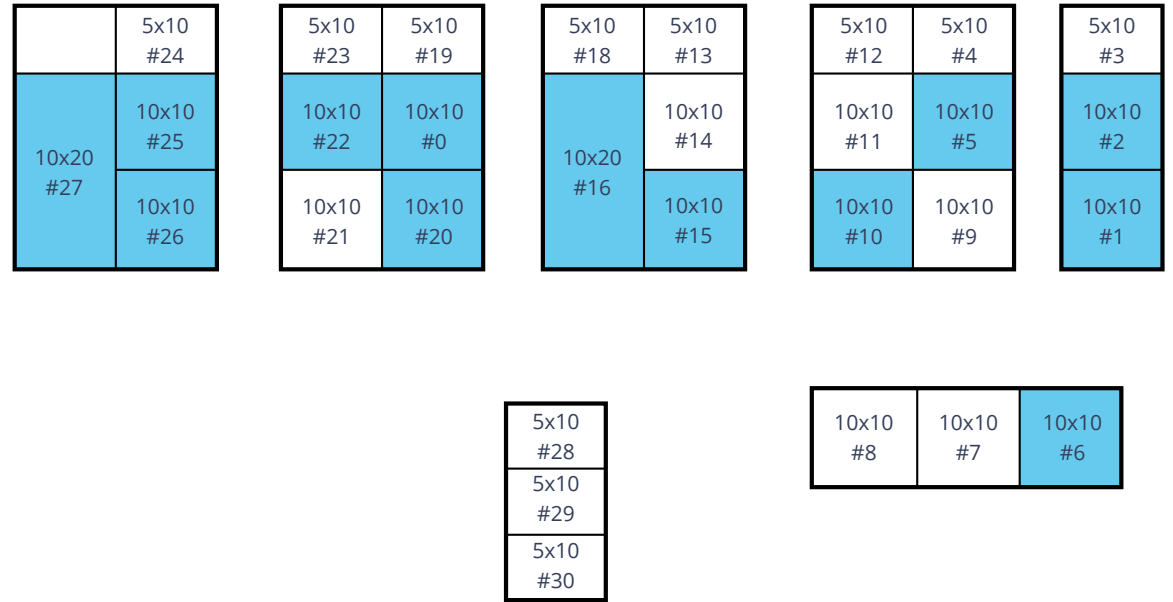
Sale Price: \$749,000

# Unit Mix

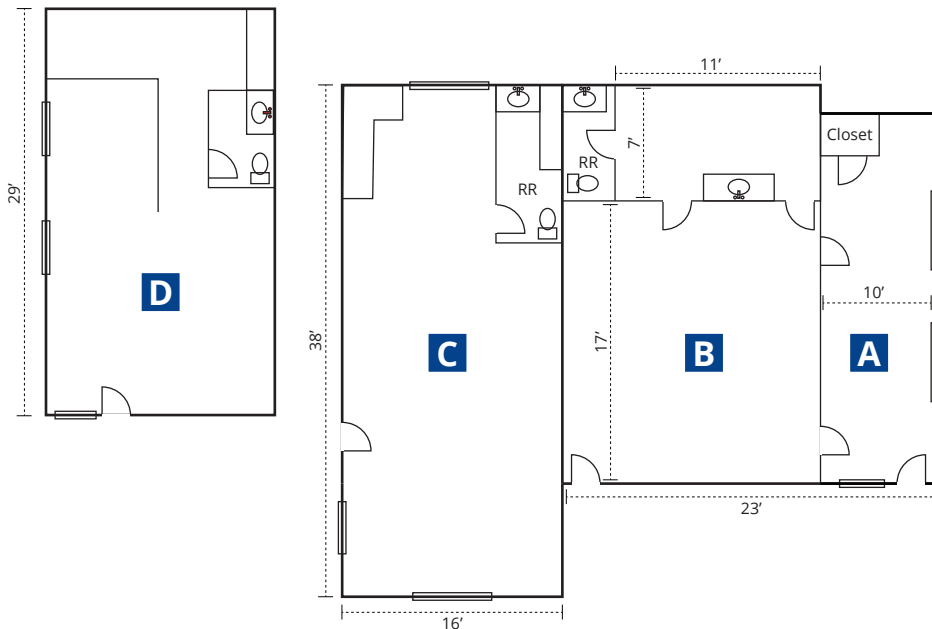
Unit Mix	# of Units	SF	Rate	Potential Total/Mo
<b>Indoor Units</b>				
10 x 10	17	1,700	\$115	\$1,955
10 x 20	2	400	\$185	\$370
10 x 5	11	550	\$85	\$935
<b>Office Units</b>				
10 x 21	1	210	\$900	\$900
13 x 24	1	312	\$1,700	\$1,700
16 x 38	1	608	\$2,175	\$2,175
20 x 29	1	580	\$2,175	\$2,175
<b>Indoor</b>	<b>30</b>	<b>2,650</b>		<b>\$3,260</b>
<b>Office</b>	<b>4</b>	<b>1,710</b>		<b>\$6,950</b>
<b>Totals</b>	<b>34</b>	<b>4,360</b>		<b>\$10,210</b>

Gross Potential Annual Rents >>> \$122,520

Leased



# Office Units



# Projected Income

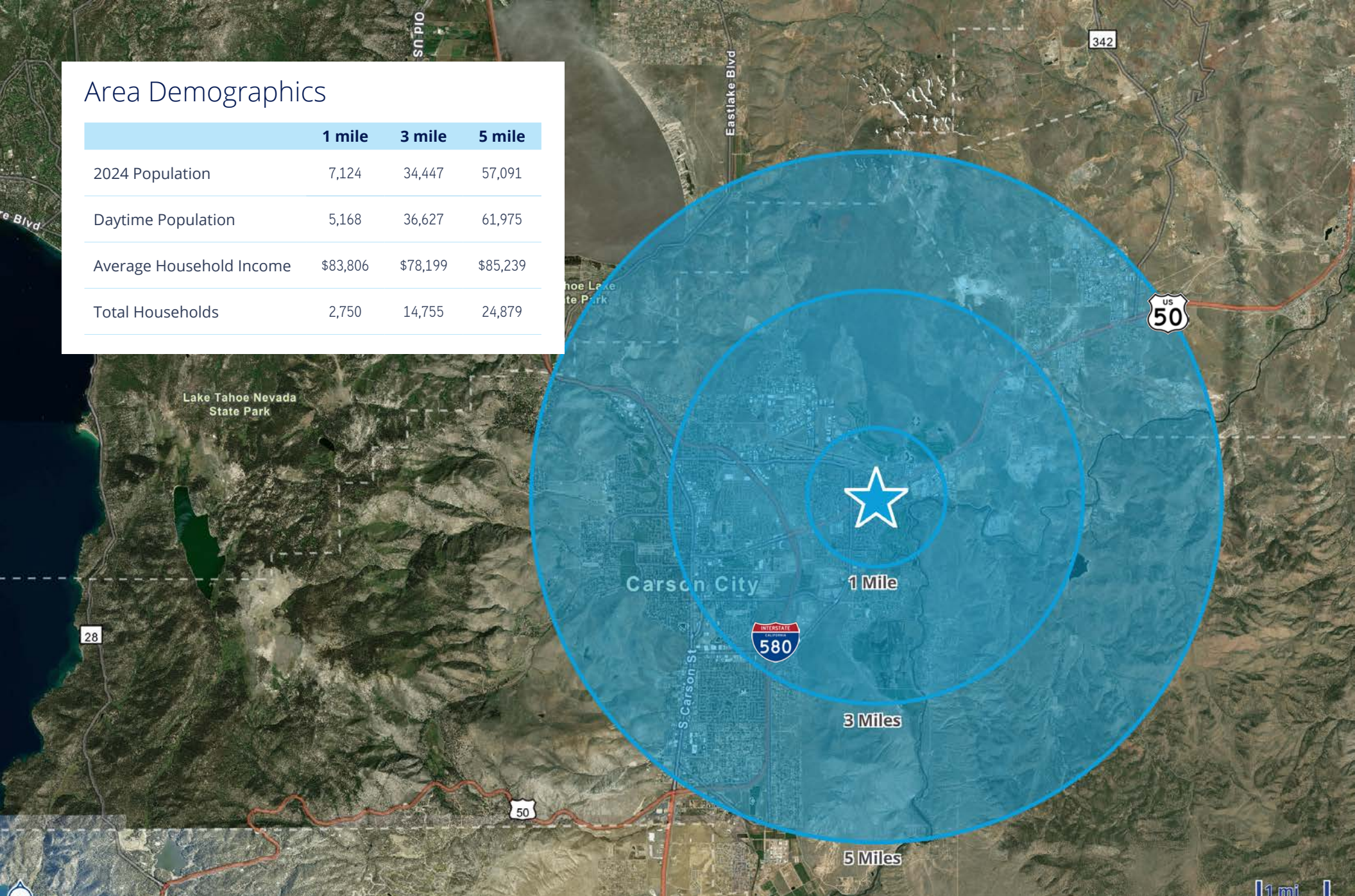
Current Income		Projected Income											
Current Profits	Current (Monthly)	Mo 1	Mo 2	Mo 3	Mo 4	Mo 5	Mo 6	Mo 7	Mo 8	Mo 9	Mo 10	Mo 11	Mo 12
Storage Units Rents	\$1,209	\$1,635	\$1,805	\$2,035	\$2,035	\$2,265	\$2,435	\$2,605	\$2,835	\$2,835	\$3,005	\$3,175	\$3,175
Office Units Rents	-	-	-	-	\$2,175	\$2,175	\$2,175	\$3,875	\$3,875	\$6,050	\$6,050	\$6,050	\$6,050
<b>TOTAL GROSS INCOME (Mo)</b>	<b>\$1,209</b>	<b>\$1,635</b>	<b>\$1,805</b>	<b>\$2,035</b>	<b>\$4,210</b>	<b>\$4,440</b>	<b>\$4,610</b>	<b>\$6,480</b>	<b>\$6,710</b>	<b>\$8,885</b>	<b>\$9,055</b>	<b>\$9,225</b>	<b>\$9,225</b>
<b>TOTAL GROSS INCOME (Yr)</b>	<b>\$14,513</b>	-	-	-	-	-	-	-	-	-	-	-	-
Operating Expenses	Current (Monthly)	Mo 1	Mo 2	Mo 3	Mo 4	Mo 5	Mo 6	Mo 7	Mo 8	Mo 9	Mo 10	Mo 11	Mo 12
Insurance	\$351.58	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92	\$353.92
LLC and Permits	\$80.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00
Repairs	\$130.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
Supplies	\$114.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00
Taxes	\$424.55	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33	\$143.33
Utilities	\$600.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
<b>Total Operating Expenses (Mo)</b>	<b>\$1,700.13</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>	<b>\$2,797.25</b>
<b>Total Operating Expenses (Yr)</b>	<b>\$20,401.56</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>NET OPERATING INCOME (Mo)</b>	<b>\$(491)</b>	<b>\$(1,162)</b>	<b>\$(992)</b>	<b>\$(762)</b>	<b>\$1,413</b>	<b>\$1,643</b>	<b>\$1,813</b>	<b>\$3,683</b>	<b>\$3,913</b>	<b>\$6,088</b>	<b>\$6,258</b>	<b>\$6,428</b>	<b>\$6,428</b>

# Projected NOI

Projected NOI	
Storage Units	\$3,175
Office Units	\$6,050
	<b>\$9,225.00 Monthly</b>
	<b>\$110,700.00 Yearly *Based on 95% Occupancy</b>
	<b>(\$20,402) Less OPEX</b>
<b>NET OPERATING INCOME</b>	<b>\$90,298.44</b>

## Area Demographics

	1 mile	3 mile	5 mile
2024 Population	7,124	34,447	57,091
Daytime Population	5,168	36,627	61,975
Average Household Income	\$83,806	\$78,199	\$85,239
Total Households	2,750	14,755	24,879



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